



DALEY-MORROW-POBLETE, INC.

ENGINEERING-SURVEYING-LAND PLANNING

726 Auburn Way North

Auburn, WA 98002

TEL: (253) 333-2200

FAX: (253) 333-2206

EMAIL: dmp@dmp-inc.us

April 19, 2016

City of Issaquah
Development Services Department
PO Box 1307
Issaquah, WA 98027-1307

Attn: Christopher J. Wright - Project Oversight Manager

RE: Sammamish 6-lot Plat

Dear Mr. Wright:

We are pleased to submit this preliminary plat application for the "Sammamish 6-lot Plat". Following is a summary of the project proposal.

The Applicant proposes to subdivide a parcel, totaling approximately 41,270 SF, into 6 residential lots in the SF-SL zone. As part of the required improvements, the Applicant will construct frontage improvements along 194th Ave SE (a private road). In addition, the Applicant proposes to provide fire access improvements to the portion of 194th Ave SE, extending generally west of the project site to the intersection with 193rd Pl SE. For the off-site portion of the 194th Ave SE improvements, the Applicant will provide safe walking facilities for school children by constructing a 5' gravel path along the north side of the fire lane. Through the use of gravel rather than asphalt, the Applicant proposes to minimize root damage and maintain most of the existing significant trees on the northern side of 194th Ave SE. At the request of the City, the Applicant is also proposing to relocate the 194th Ave intersection, approximately 35' northwest of its current location, to improve traffic safety.

The Applicant will make every effort to retain the significant trees along the north side of 194th Ave SE. However, many of the on-site trees will be removed as a result of their current condition or as a result of this proposal. The Applicant has secured the services of a certified arborist to determine the health of the on-site and adjacent trees. The report from ABC Consulting Arborists, dated 08/22/15 and updated 04/12/16, indicated a number of trees that are considered Hazardous and non-viable. The attached Hazardous Tree Exhibit depicts the trees recommended for removal and those considered viable on the project site (IMC 18.12.1380). The Tree Preservation Exhibit assumes the removal of the Hazardous Trees and illustrates the remaining trees to be

removed and retained under the provisions of IMC 18.12.1385. Based on the applicable code sections, the Applicant is required to retain 208 diameter inches of the on-site significant trees. The current proposal preserves 248 diameter inches. As such, the current proposal meets the code requirements without modification.

Storm water from the proposed improvements will discharge to Lake Sammamish after passing through a water quality vault proposed in 194th Ave SE. Individual infiltration systems will be utilized to the greatest extent possible for each lot. The Applicant is currently working with a Geologist to determine the infiltration rates for each lot.

Water and sewer service is currently available for the easterly four lots of the project. These improvements were installed as part of a previous permit application. Services for the westerly two lots will be provided through an extension of the services available in 194th Ave SE.

Utilities and access are available through a series of overlapping easements along 194th Ave SE. The Applicant has attached a separate easement exhibit to more clearly identify the areas of overlap. The applicant proposes to install a single street light at the intersection of 194th Ave SE and 194th Way to illuminate the pedestrian crossing. A fire hydrant is proposed at the east corner of the proposed emergency turn around.

If you have any questions, please contact me at (253) 333-2200.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hans Korve', with a long horizontal flourish extending to the right.

Hans Korve
Planning Manager
DMP Inc.